
ZONING ANALYSIS

Planning Commission Public Hearing

August 2, 2016

Board of Commissioners' Public Hearing

August 16, 2016

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

COBB COUNTY BOARD OF COMMISSIONERS

Tim Lee, Chairman
Bob Weatherford, District 1
Bob Ott, District 2
JoAnn Birrell, District 3
Lisa Cupid, District 4

COUNTY MANAGER

David Hankerson

COBB COUNTY PLANNING COMMISSION

Mike Terry
Skip Gunther
Galt Porter
Christi Trombetti
Judy Williams

COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

Dana Johnson, Director, Community Development
John Pederson, Manager, Zoning Division



Cobb County... Expect the Best!

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**A
G
E
N
D
A
S**

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission–August 2, 2016

NOTE: *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

CONTINUED CASES

- Z-18** **POPE & LAND ENTERPRISES, INC.** (John M. Struhar, Jr., Edward K. Murphy and Denise D. Murphy, owners) requesting Rezoning from **RM-8** to **RRC** for the purpose of a Mixed Use Development in Land Lot 977, of the 17th District. Located on the easterly side of River Oaks Drive, north of Stillhouse Lane. *(Previously continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016 and August 2, 2016 Planning Commission hearings until the September 8, 2016 hearing)*
- Z-40** **ELITE AUTO COLLISION & SALES** (2K Consulting Group LLC, Detong Chen, owners) requesting Rezoning from **LI** to **CRC** for the purpose of Collision and Service Center in Land Lot 46 of the 18th District. Located on the south side of Veterans Memorial Highway, east of Lakeshore Drive (380 Veterans Memorial Highway). *(Previously continued by Staff from the May 3, 2016, June 7, 2016 and July 7, 2016 Planning Commission hearings)*
- Z-47** **PEBBLEBROOK DEVELOPMENT, LLC** (Evelyn Joyce Boatright, Kyle Wesley Boatright and Jason Ashley Mauldin, Trustees of the Marital Trust B U/W of THOMAS ALEXANDER ELLIS, owners) requesting Rezoning from **R-20** and **R-80** to **R-15** for the purpose of Residential Neighborhood in Land Lots 29, 45, 46 and 47 of the 19th District. Located on the south side of Old Dallas Road, east of Villa Rica Way, and on the north end of Hickory Stick Lane (no address given). *(Previously continued by staff from the June 7, 2016 and July 7, 2016 Planning Commission hearing)*

- Z-58** **LIDL US** (Diane Sue Weldon (4730 Floyd Road, LLC, Betty James Barnes, Estate of Thurston Brown, Joyce Brown, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of a Grocery Store and Retail in Land Lots 30 and 31 of the 17th District. Located on the north side of White Boulevard, and on the west side of Floyd Road.
(Previously continued by Staff from the July 7, 2016 Planning Commission hearing)
- Z-59** **CCIC, INC.** (CCIC Inc, owner) requesting Rezoning from **NS** to **R-20** for the purpose of single family residential in Land Lot 497 of the 19th District. Located on the south side of Macland Road, east of Scotney Castle Lane, west of John Petree Road (3297 Macland Road).
(Previously continued by Staff from the July 7, 2016 Planning Commission hearing). **WITHDRAWN WITHOUT PREJUDICE**
- LUP-11** **JESSICA BRENNAN** (Jessica Brennan and Dana J. Brennan, owners) requesting a **Land Use Permit** for the purpose of in home hair salon in Land Lot 239 of the 17th District. Located at the southwest corner of Vanessa Drive and Cline Drive (42 Vanessa Drive). *(Held by the Planning Commission from the July 7, 2016 Planning Commission hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-61** **VICTOR OKEREKE** (Victory Okereke, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Professional Office Use in Land Lot 59 of the 17th District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road).
- Z-62** **VENTURE HOMES** (Ronald W. Mann & Marsha H. Mann, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Subdivision in Land Lots 549 and 562 of the 19th District. Located on the easterly side of Milford Church Road, east of Powder Springs Road (1910 Milford Church Road).

- Z-63** **YOSEF KAGAN** (ONE JOHNSON FERRY, LLC, owner) requesting Rezoning from **R-12** to **R-12 with Stipulations** for the purpose of Single-family Residential in Land Lot 827 of the 16th District. Located on the east side of Johnson Ferry Road, north of Lake Rill Court (1668 Johnson Ferry Road).
- Z-64** **STRATUS PROPERTY GROUP, LLC** (HOME DEPOT U.S.A., INC, owner) requesting Rezoning from **GC** to **RM-8** for the purpose of Multifamily residential (Student Housing) in Land Lot 61 of the 20th District. Located on the west side of Shiloh Road, south of Bentrige Drive (Shiloh Road).
- Z-65** **OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC** (Olymbec USA LLC, owner) requesting Rezoning from **O&I** to **CRC** for the purpose of Commercial and Retail Uses in Land Lots 877 and 878 of the 17th District. Located on the west side of Herodian Way, south of Crescent Pkwy (2400 Herodian Way).
- Z-66** **PULTE HOME CORPORATION** (Cobb County Board of Education, owner) requesting Rezoning from **R-20** to **RM-8** for the purpose of Attached Residential in Land Lot 748 of the 17th District. Located on the southwest side of West Atlanta Road, west of Atlanta Road and on the west side of West Village Way (4400 West Atlanta Road).
- Z-67** **STEIN INVESTMENT COMPANY** (Hall Beech Haven Trail Holdings, LLC, owner) requesting Rezoning from **TS** to **O&I Conditional** for the purpose of Climate Controlled Self-Storage in Land Lots 764 and 765 of the 17th District. Located on the west side of Beech Haven Trail, south of Winchester Trail and on the east side of I-285(no address given).

- Z-68** **CALATLANTIC GROUP, INC** (THE' TRUE VINE' EXPERIENCE FOUNDATION, INC, HANNA LAND COMPANY, INC, owners) requesting Rezoning from **R-20, LRO & NRC** to **RA-6** for the purpose of Townhomes and Single Family Residential in Land Lots 466, 467, 470 and 471 of the 16th District. Located on the south side of Shallowford Road, west side of Johnson Ferry Road and east and west sides of Waterfront Drive and on the east side of Waterfront Circle.(no address given).
- Z-69** **DONNA C. JENNINGS AND GARY A. JENNINGS** (Gary A. Jennings and Donna C. Jennings, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Retail in Land Lot 637 of the 16th District. Located on the southwest corner of Canton Road and Blackwell Lane (2511 Canton Road).
- Z-70** **FRONT DOOR COMMUNITIES, LLC, a Georgia limited liability company** (Estate of Dorothy D. Neal, Deceased; The Dorothy D. Neal Family Trust U/A Dated 29, 1997; Christopher A. Neal; and Martha H. Neal, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of Single-Family Residential in Land Lots 692 and 693 of the 16th District. Located on the westerly side of Mitchell Road; south of Casteel Road, and at the eastern terminus of Sumter Lake Drive (2155 and 2157 Mitchell Road).
- Z-71** **THE SAE SCHOOL** (GALAXY PROPERTIES & INVESTMENT INC, TERRY SIMS, DABNEY PARTNERS LLC, ZOE CHRISTAIN FELLOWSHIP INC. owners) requesting Rezoning from **GC & R-20** to **NRC** for the purpose of Private School in Land Lots 68, 69, 164, 165, 166, 180 and 181 of the 18th District. Located on the southwesterly side of Veterans Memorial Highway, east of Hickory Trail, on the southwesterly side of Veterans Memorial Highway, and on the north side of Queen Mill Road (See zoning file for addresses).

LAND USE PERMITS

- LUP-13 MARIETTA AFFORDABLE HOUSING** (Marietta Affordable Housing, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17th District. Located on the east side of Virginia Place and southwest of Meadowbrook Lane (491 Virginia Place).
- LUP-14 PINEAPPLE LUXE LLC** (Pineapple Luxe Corporation, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17th District. Located on the west side of Virginia Place south of South Marietta Pkwy (462 Virginia Place).
- LUP-15 BRIAN C. YOUNG** (Brian C. Young, owner) requesting a **Land Use Permit** for the purpose of Creating Crafts to be Sold at other locations-not in home in Land Lot 225 of the 20th District. Located on the north side of Middleton Place, north of Drayton Hall Drive (5274 Middleton Place).

SPECIAL LAND USE PERMITS

- SLUP-9 STEIN INVESTMENT COMPANY** (Hall Beechhaven Trail Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Climate Controlled Self-storage Facility in Land Lot 764 and 765 of the 17th District. Located on the west side of Beech Haven Trail, south of Winchester Trail (no address given).
- SLUP-10 THE SAE SCHOOL** (Multiple Titleholders in file,) requesting a **Special Land Use Permit** for the purpose of Private School (Pre-K through 12th grade) in Land Lots 68, 69, 164, 165, 166, 180 and 181 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east and west sides of Hickory Trail, north side of Queen Mill Road, east and west sides of Azalea Drive, north side of Blackhawk Trail, and on the east and south side of Blackhawk Court.

NOTE: “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners’ Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk’s Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners–August 16, 2016

NOTE: *Some of these petitions may not be heard by the Board of Commissioners. The Planning Commission may hold or continue some cases at their public hearing, and some cases may be withdrawn by the applicant/owner.*

CONTINUED OR HELD CASES BY PLANNING COMMISSION, BOARD OF COMMISSIONERS OR STAFF (TO BE HEARD)

Rezoning

- Z-35** **ADVENTUR LIVING LLC** (T.M. Denome, William Harry Nelson and Glenna S. Nelson, and Harold R. Burtz, owners) requesting Rezoning from **R-20** and **R-80** to **RSL(Non-Supportive)** for the purpose of Senior Living in Land Lots 304 and 345 of the 16th District. Located on the east side of Ebenezer Road, north of Blackwell Road, and the western terminus of Cedar Ridge Road (3750, 3860, and 3862 Ebenezer Road). *(Previously continued by the Board of Commissioners at the June 21, 2016 hearing until their July 19, 2016 hearing; Continued by staff until the August 16, 2016 hearing date)*
- Z-40** **ELITE AUTO COLLISION & SALES** (2K Consulting Group LLC, Detong Chen, owners) requesting Rezoning from **LI** to **CRC** for the purpose of Collision and Service Center in Land Lot 46 of the 18th District. Located on the south side of Veterans Memorial Highway, east of Lakeshore Drive (380 Veterans Memorial Highway). *(Previously continued by Staff from the May 3, June 7, and July 7, 2016 Planning Commission hearings until their August 2, 2016 hearing)*
- Z-47** **PEBBLEBROOK DEVELOPMENT, LLC** (Evelyn Joyce Boatright, Kyle Wesley Boatright and Jason Ashley Mauldin, Trustees of the Marital Trust B U/W of THOMAS ALEXANDER ELLIS, owners) requesting Rezoning from **R-20** and **R-80** to **R-15** for the purpose of Residential Neighborhood in Land Lots 29, 45, 46 and 47 of the 19th District. Located on the south side of Old Dallas Road, east of Villa Rica Way, and on the north end of Hickory Stick Lane (no address given). *(Continued by Staff until the August 2, 2016 Planning Commission hearing)*

- Z-49** **JANAAL COLEMAN** (Jasara, Inc., owner) requesting Rezoning from **GC** to **NRC** for the purpose of adding a fruit stand in Land Lots 556 and 557 of the 19th District. Located on the northern corner of Austell Road and Callaway Road. (2688 Austell Road). *(Previously continued by the Board of Commissioners from the June 21, 2016 hearing until their July 19, 2016 hearing; continued by staff until the August 16, 2016 hearing)*
- Z-58** **LIDL US** (Diane Sue Weldon (4730 Floyd Road, LLC, Betty James Barnes, Estate of Thurston Brown, Joyce Brown, owners) requesting Rezoning from **R-20** to **NRC** for the purpose of a Grocery Store and Retail in Land Lots 30 and 31 of the 17th District. Located on the north side of White Boulevard, and on the west side of Floyd Road. *(Continued by Staff until the August 2, 2016 Planning Commission hearing)*
- Z-59** **CCIC, INC.** (CCIC Inc, owner) requesting Rezoning from **NS** to **R-20** for the purpose of single family residential in Land Lot 497 of the 19th District. Located on the south side of Macland Road, east of Scotney Castle Lane, west of John Petree Road (3297 Macland Road). *(Continued by Staff until the August 2, 2016 Planning Commission hearing).*
WITHDRAWN WITHOUT PREJUDICE
- LUP-11** **JESSICA BRENNAN** (Jessica Brennan and Dana J. Brennan, owners) requesting a **Land Use Permit** for the purpose of in home hair salon in Land Lot 239 of the 17th District. Located at the southwest corner of Vanessa Drive and Cline Drive (42 Vanessa Drive). *(Held by the Planning Commission from the July 7, 2016 Planning Commission hearing)*

CONTINUED OR HELD CASES BY PLANNING COMMISSION, BOARD OF COMMISSIONERS OR STAFF (NOT TO BE HEARD)

- Z-18** **POPE & LAND ENTERPRISES, INC.** (John M. Struhar, Jr., Edward K. Murphy and Denise D. Murphy, owners) requesting Rezoning from **RM-8** to **RRC** for the purpose of a Mixed Use Development in Land Lot 977, of the 17th District. Located on the easterly side of River Oaks Drive, north of Stillhouse Lane. *(Previously continued by Staff from the March 1, 2016, April 1, 2016, May 3, 2016, June 7, 2016, July 7, 2016 and August 2, 2016 Planning Commission hearings until the September 8, 2016 hearing)*

REGULAR CASES --- NEW BUSINESS

- Z-61** **VICTOR OKEREKE** (Victory Okereke, owner) requesting Rezoning from **GC** to **NRC** for the purpose of Professional Office Use in Land Lot 59 of the 17th District. Located on the southeast side of Austell Road, north of Arkose Drive (2317 Austell Road).
- Z-62** **VENTURE HOMES** (Ronald W. Mann & Marsha H. Mann, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of Single-Family Subdivision in Land Lots 549 and 562 of the 19th District. Located on the easterly side of Milford Church Road, east of Powder Springs Road (1910 Milford Church Road).
- Z-63** **YOSEF KAGAN** (ONE JOHNSON FERRY, LLC, owner) requesting Rezoning from **R-12** to **R-12 with Stipulations** for the purpose of Single-family Residential in Land Lot 827 of the 16th District. Located on the east side of Johnson Ferry Road, north of Lake Rill Court (1668 Johnson Ferry Road).
- Z-64** **STRATUS PROPERTY GROUP, LLC** (HOME DEPOT U.S.A., INC, owner) requesting Rezoning from **GC** to **RM-8** for the purpose of Student Housing in Land Lot 61 of the 20th District. Located on the west side of Shiloh Road, south of Bentrige Drive (Shiloh Road).
- Z-65** **OLYMBEC USA, LLC, by its attorney, Anderson, Tate & Carr, PC** (Olymbec USA LLC, owner) requesting Rezoning from **O&I** to **CRC** for the purpose of Commercial and Retail Uses in Land Lots 877 and 878 of the 17th District. Located on the west side of Herodian Way, south of Crescent Pkwy (2400 Herodian Way).
- Z-66** **PULTE HOME CORPORATION** (Cobb County Board of Education, owner) requesting Rezoning from **R-20** to **RM-8** for the purpose of Attached Residential in Land Lot 748 of the 17th District. Located on the southwest side of West Atlanta Road, west of Atlanta Road and on the west side of West Village Parkway (4400 West Atlanta Road).

- Z-67** **STEIN INVESTMENT COMPANY** (Hall Beech Haven Trail Holdings, LLC, owner) requesting Rezoning from **TS** to **O&I Conditional** for the purpose of Climate Controlled Self-Storage in Land Lots 764 and 765 of the 17th District. Located on the west side of Beech Haven Trail, south of Winchester Trail and on the east side of I-285 (no address given).
- Z-68** **CALATLANTIC GROUP, INC** (THE' TRUE VINE' EXPERIENCE FOUNDATION, INC, HANNA LAND COMPANY, INC, owners) requesting Rezoning from **R-20, LRO & NRC** to **RA-6** for the purpose of Townhomes and Single Family Residential in Land Lots 466, 467, 470 and 471 of the 16th District. Located on the south side of Shallowford Road, west side of Johnson Ferry Road, the east and west sides of Waterfront Drive and on the east side of Waterfront Circle (see file for addresses).
- Z-69** **DONNA C. JENNINGS AND GARY A. JENNINGS** (Gary A. Jennings and Donna C. Jennings, owners) requesting Rezoning from **GC** to **NRC** for the purpose of Retail in Land Lot 637 of the 16th District. Located on the southwest corner of Canton Road and Blackwell Lane (2511 Canton Road).
- Z-70** **FRONT DOOR COMMUNITIES, LLC, a Georgia limited liability company** (Estate of Dorothy D. Neal, Deceased; The Dorothy D. Neal Family Trust U/A Dated 29, 1997; Christopher A. Neal; and Martha H. Neal, owners) requesting Rezoning from **R-30** to **R-20/OSC** for the purpose of Single-Family Residential in Land Lots 692 and 693 of the 16th District. Located on the westerly side of Mitchell Road; south of Casteel Road, and at the eastern terminus of Sumter Lake Drive (2155 and 2157 Mitchell Road).
- Z-71** **THE SAE SCHOOL** (GALAXY PROPERTIES & INVESTMENT INC, TERRY SIMS, DABNEY PARTNERS LLC, ZOE CHRISTAIN FELLOWSHIP INC. owners) requesting Rezoning from **GC & R-20** to **NRC** for the purpose of Private School in Land Lots 68, 69, 164, 165, 166, 180 and 181 of the 18th District. Located on the southwesterly side of Veterans Memorial Highway, east of Hickory Trail, on the southwesterly side of Veterans Memorial Highway, and on the north side of Queen Mill Road (See zoning file for addresses).

LAND USE PERMITS

- LUP-13 MARIETTA AFFORDABLE HOUSING** (Marietta Affordable Housing, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17th District. Located on the east side of Virginia Place and southwest of Meadowbrook Lane (491 Virginia Place).
- LUP-14 PINEAPPLE LUXE LLC** (Pineapple Luxe Corporation, owner) requesting a **Land Use Permit** for the purpose of Allowing More Unrelated Adults and Vehicles than Permitted by Code in Land Lot 650 of the 17th District. Located on the west side of Virginia Place south of South Marietta Pkwy (462 Virginia Place).
- LUP-15 BRIAN C. YOUNG** (Brian C. Young, owner) requesting a **Land Use Permit** for the purpose of Creating Crafts to be Sold at other locations-not in home in Land Lot 225 of the 20th District. Located on the north side of Middleton Place, north of Drayton Hall Drive (5274 Middleton Place).

SPECIAL LAND USE PERMITS

- SLUP-9 STEIN INVESTMENT COMPANY** (Hall Beechhaven Trail Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Climate Controlled Self-storage Facility in Land Lot 764 and 765 of the 17th District. Located on the west side of Beech Haven Trail, south of Winchester Trail (no address given).
- SLUP-10 THE SAE SCHOOL** (Multiple Titleholders in file,) requesting a **Special Land Use Permit** for the purpose of Private School (Pre-K through 12th grade) in Land Lots 68, 69, 164, 165, 166, 180 and 181 of the 18th District. Located on the southwest side of Veterans Memorial Highway, east and west sides of Hickory Trail, north side of Queen Mill Road, east and west sides of Azalea Drive, north side of Blackhawk Trail, and on the east and south side of Blackhawk Court.

OTHER BUSINESS CASES

ITEM OB-041

To consider a stipulation amendment and site plan amendment for Nicole and Carlos Martinez regarding rezoning application Z-44 of 2002 (Yancey Development Company), for property located on the west side of Lochstone Drive, north of Islington Drive in Land Lot 302 of the 19th District (1363 Lochstone Drive).

ITEM OB-042

To consider a stipulation amendment and site plan amendment for D.R. Horton-Crown LLC regarding rezoning application Z-210 of 2005 (W&H Properties, LLC), for property located on the east side of Maxham Road and on the west end of Apple Orchard Way, in Land Lots 87, 88 and 145 of the 18th District (2191, 2210 and 2194 Apple Orchard Way).

ITEM OB-043

To consider amending the site plan and zoning stipulations for Addanki and Lakshmi Hanumantha regarding rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the north side of Thayer Drive, west of Lost Mountain Road in Land Lots 429 and 430 of the 19th District (4210 Thayer Drive).

ITEM OB-044

To consider amending the site plan and zoning stipulations for Paradise Group for rezoning application Z-141 (Ben Lefkowitz) of 1994, for property located on the west side of Johnson Ferry Road, north of Waterfront Circle in Land Lot 470 of the 16th District (3075 Johnson Ferry Road).

ITEM OB-045

To consider amending the zoning stipulations for Black Builders, LLC regarding rezoning application Z-33 of 2013 (Blake Properties, Inc.), for property located on the west side of West Sandtown Road, southwest of Dallas Highway in Land Lots 22 & 23 of the 19th District, and Land Lots 331 & 332 of the 20th District.

ITEM OB-046

To consider amending the stipulations for St. Benedicts Episcopal Church, LLC regarding rezoning case Z-21 of 2008, Z-29 of 2012 and SLUP-9 of 2008 (St. Benedicts Episcopal Church, LLC) located in Land Lots 694 & 695 of the 17th District.

ITEM OB-047

To consider amending the zoning stipulations and site plan relating for Atlantic Realty Development, LLC regarding rezoning application Z-116 of 2004 (B. F. Saul Real Estate Investment Trust), for property located on the south side of Crescent Parkway, southeasterly of Herodian Way Land Lots 878 and 916 of the 17th District.

ITEM OB-048

To consider site plan and stipulation amendment for Riverview Associates, Ltd. regarding rezoning application Z-49 of 2008 (Tri-Kell Investments, Inc.), for property located at the northwesterly intersection of Paces Mill Road and U.S. Highway 41 in Land Lots 976, 977, 1016 and 1017 of the 17th District.

ITEM OB-049

To consider site plan and stipulation amendment for Robert Hightower regarding rezoning application Z-81 of 2015 (Aldi, Inc.), for property located on the east side of Canton Road, north of Chastain Corners in Land Lot 372 of the 16th District (3592 & 3586 Canton Road).

NOTE: “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners’ Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of \$250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk’s Office at 770-528-3307 no later than 48 hours before the date of the above meeting.